



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, January 25, 2006**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Plan Implementation Division  
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP  
Director Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **January 25, 2006**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Gina Robles ([gina.robles@sanjoseca.gov](mailto:gina.robles@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR05-172. Tree Removal Permit** request to remove one Camphor tree 65 inches in circumference in the R-1-8 Single-Family Residence Zoning District, located at 5512 Begonia Drive (Urban William D And Brinkman Katrina M, Owner). Council District 9. CEQA: Exempt.
- b. **SP05-060. Special Use Permit** to allow the reconstruction and expansion of a fire damaged, legal non-conforming single-family residence on a 0.14 gross acre site in the CN Neighborhood Commercial Zoning District, located on the south side of Wabash Street, approximately 200 feet westerly of Archer Street (1277 WABASH ST) (Gomez Jose D, Owner). Council District 4. SNI: None. CEQA: Exempt.
- c. **TR05-168. Tree Removal Permit** request to remove one Redwood tree, 65" in circumference, located at the rear of a 0.11 gross acre site in the A(PD) Planned Development Zoning District, located at 1749 Cambria Court (northeast corner of Cambria Court and Camden Avenue) (1749 CAMBRIA CT) (Dutta Pradipta And Sudipta, Owner). Council District 9. CEQA: Exempt.
- d. **TR05-175. Tree Removal Permit** request to remove two Modesto Ash trees ( 99 AND 98 INCHES) in circumference). in the R-1-8 Single-Family Residence Zoning District, located at 2365 La Mirada Drive (Bennetti Anthony C And Barbara A Trustee, Owner). Council District 9. CEQA: Exempt.
- e. **TR05-164. Tree Removal Permit** to remove one Pepper Tree 115 inches in circumference in the R-M Multiple Residence Zoning District, located at 390 S. 10th Street (Travis Wyckoff, Owner). Council District 3. CEQA: Exempt.
- f. **TR05-169. Tree Removal Permit** for one California Sycamore tree 110 inches in circumference in the R-1-8 Single-Family Residence Zoning District, located at 6632 Crystal Springs Drive (Church of Jesus Christ of Latterday Saints, Owner). Council District 10. CEQA: Exempt.

- g. **PDA01-117-01. Planned Development Permit Amendment** to install a 2,847 BHP stand-by generator for an existing hospital (O'Connor Hospital) on a 17.65 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Forest Drive and O'Connor Drive (2105 FOREST AV) (O'Connor Hospital, Owner). Council District 6. SNI: None. CEQA: Exempt.
- h. **TR05-155. Tree Removal Permit** to remove one Sequoia-Redwood tree, 125 inches in circumference on a 0.19 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1900 Emory Street (Vaughn Issac J Trustee & Et Al, Owner). Council District 6. CEQA: Exempt.
- i. **TR05-008. Tree Removal Permit** to remove one Chestnut tree, approximately 67 inches in circumference, on a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1575 Newport Avenue (Chard Thomas P And Marianne T, Owner). Council District 6. CEQA: Exempt.
- j. **SP05-040. Special Use Permit** to allow live/work and an alternative parking arrangement (tandem parking) for an existing single-family detached residence on a 0.14 gross acre site in the CG General Commercial Zoning District, located at/on the west side of Baywood Avenue, approximately 300 feet southerly of Stevens Creek Boulevard (327 S BAYWOOD AV) (Liu Andrew & Sarah S, Owner/Developer). Council District 6. SNI: None. CEQA: Exempt.
- k. **PDA72-017-01. Planned Development Permit Amendment** for a Pine tree, approximately 60 inches in circumference, removed without permit on a 0.65 gross acre site in the R-1-8(PD) Planned Development Zoning District, located at the southeast corner of Hamilton Avenue and Hamilton Way (1494 Hamilton Avenue) (Gebhard Thomas A Et Al, Owner). Council District 6. CEQA: Exempt.
- l. **TR05-148. Tree removal permit** requesting the removal of one Arizona Cypress tree, approximately 83 inches in circumference, and the removal of one Arizona Cypress tree, approximately 99 inches circumference, in the R-1-5 Single-Family Residence Zoning District, located at 2306 Heritage Drive (Herz Richard W And Beverley J Trustee, Owner). Council District 6. CEQA: Exempt.
- m. **TR05-159. Tree Removal Permit** request the removal of one Deador Cedar tree, approximately 98 inches in circumference, and the removal of one Camphor tree, approximately 80 inches in circumference, on a 0.22 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 2288 Constitution Drive (Sanders, Helen M. Trustee, Owner). Council District 6. CEQA: Exempt.
- n. **SF05-036.** Demolish an existing single-family detached residence and associated 360 square foot detached garage and construct a 2,864 square foot single-family residence and associated 390 detached garage on a 0.12 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Nevada Avenue, approximately 250 feet east of Hill Avenue (942 Nevada Avenue) (Atlas Steven And Lisa A, Owner). Council District 6. SNI: None. CEQA: Exempt.
- o. **ABC05-009. Liquor License Exception Permit** to allow the transfer of an existing liquor license from 393 Stockton Avenue to 501 W. Taylor Street in the LI Light Industrial Zoning District, located at the northwest corner of Coleman Avenue and W. Taylor Street (501 W. Taylor Street) (Saiti Djevat, Owner). Council District 3. CEQA: Exempt.

- p. **PDA03-069-01. Planned Development Permit Amendment** to allow the installation of a 60 hp back-up generator for a multi-family residential project on a 0.8 gross acre site in the A(PD) Planned Development Zoning District, located at the southeast corner of West San Carlos Street and Bird Avenue (598 W. San Carlos Street) (Ehc Delmas Pk Llc, Owner; Core Homes Mr Paul Ring, Developer). Council District 3. CEQA: Downtown Strategy Plan in San Jose EIR.

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. The projects being considered are located on the southeast corner of Fleming Avenue and Morrie Drive (1351 FLEMING AV), in the A(PD) Zoning District (WALLECH JUDITH M TRUSTEE & ET AL, Owner; BRADDOCK & LOGAN GROUP Mr JAMES SULLIVAN, Developer). Council District 5. SNI: None. CEQA: Mitigated Negative Declaration, File No: PDC05-043. **Deferred from 1/18/06.**
1. **PD05-061. Planned Development Permit** to construct 12 single-family detached residences on a 3.19 gross acre site.
  2. **PT05-079. Vesting Planned Tentative Map Permit** to subdivide one parcel into 12 lots for single-family detached residential uses on 3.19 gross acre site.
- b. **SP05-057. Special Use Permit** to demolish an existing gasoline service station and all associated improvements on a 0.5 gross acre site in the CP Pedestrian Commercial Zoning District, located on the southeast corner of Monterey Road and Senter Road (4156 MONTEREY RD) (Wong Dennis C Trustee, Owner). Council District 2. SNI: None. CEQA: Exempt.
- c. **PDA86-016-01. Planned Development Permit Amendment** to allow removal of one Monterey Pine tree (110 inches in circumference) on a 0.33 gross acre site in the A(PD) Planned Development Zoning District, located at/on the southeast corner of University and The Alameda (1840 THE ALAMEDA) (Huang Xian Sheng Trustee & Et Al, Owner). Council District 6. CEQA: Exempt.
- d. **HA05-014-01. Site Development Permit Amendment** to revise the previously approved architectural design, reduce the previously approved building addition from 3,506 square feet to 480 square feet, and modify the footprint of an existing building (#104) on a 6.9 gross acres site in the DC Downtown Primary Commercial Zoning District, located at/on the northeast corner of Park Avenue and Almaden Blvd (104 PARK CENTER PLAZA) (Sj Plaza Llc, Owner). Council District 3. SNI: None. CEQA: Exempt.

**This concludes the Planning Director's Hearing for January 25, 2006. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/default.asp>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE